

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Montrose

+ 33.3%

Change in
New Listings

- 12.5%

Change in
Closed Sales

+ 0.5%

Change in
Median Sales Price

	August			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	12	+ 33.3%	83	103	+ 24.1%
Closed Sales	8	7	-12.5%	66	71	+ 7.6%
Median Sales Price*	\$318,950	\$320,500	+ 0.5%	\$305,450	\$325,000	+ 6.4%
Average Sales Price*	\$383,113	\$327,786	-14.4%	\$310,715	\$343,087	+ 10.4%
Price Per Square Foot*	\$195	\$167	-14.7%	\$170	\$178	+ 4.6%
Percent of Original List Price Received*	99.8%	98.7%	-1.1%	98.8%	99.1%	+ 0.3%
Days on Market Until Sale	26	18	-30.8%	34	30	-11.8%
Inventory of Homes for Sale	13	27	+ 107.7%	--	--	--
Months Supply of Inventory	2.4	4.4	+ 83.3%	--	--	--

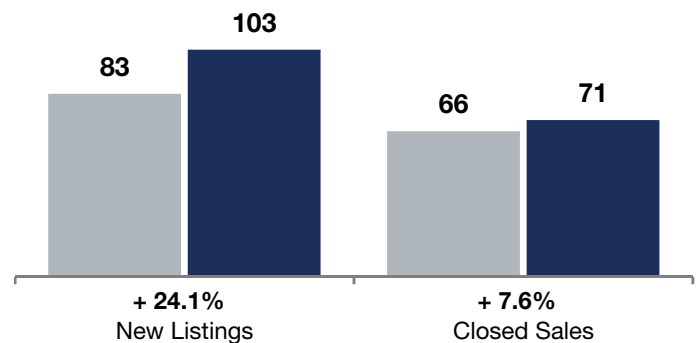
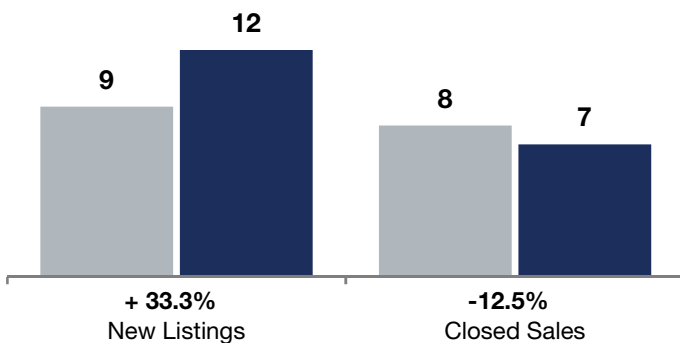
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2024 ■ 2025

Rolling 12 Months

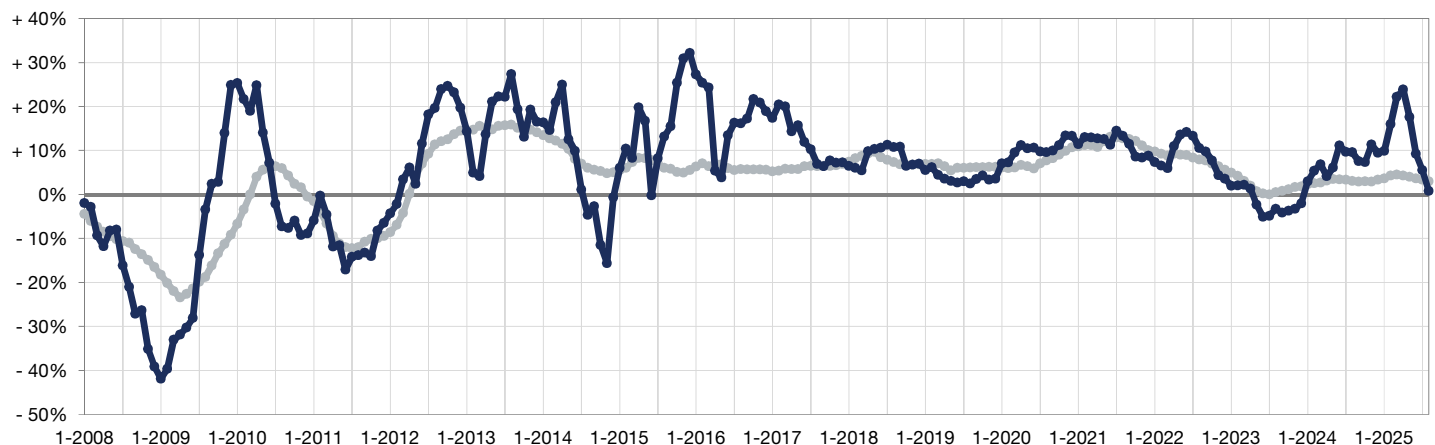
■ 2024 ■ 2025



Change in Median Sales Price from Prior Year (6-Month Average)**

16-County Twin Cities Region

Montrose



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.